

BOARD RESOLUTION

MIAMI LAKES CYPRESS VILLAS HOME OWNERS ASSOCIATION, INC.

WHEREAS, MIAMI LAKES CYPRESS VILLAS HOME OWNERS ASSOCIATION, INC. (the Association) is responsible for the operation, maintenance and management of the Miami Lakes Cypress Villas, according to the Declaration of Covenants and Restrictions recorded at Official Records Book 7576 at Page 559 of the Public records of Miami-Dade County, Florida; and

WHEREAS, the Board of Directors ("Board") of the Association is responsible for the day to day administration of the affairs of the Association,

WHEREAS, the Board's duties include the enforcement of the Declaration of Covenants and Restrictions ("Declaration"), Articles of Incorporation, By-Laws, Policies and Regulations promulgated thereto (collectively the "Governing Documents") and all amendments thereto; and

WHEREAS, the Fourth Amendment to the Declaration of Covenants and Restrictions, Book 19391, Page 2798 establishes the Board's authority and provides in pertinent part:

The purpose of this Amendment to the Declaration of Covenants and Restrictions is to add definitions and more detailed descriptive covenants and provisions which will enhance the clarity and specificity of the restrictions, to add restrictions which experience and time has revealed to be necessary to maintain the high quality of life in Miami Lakes, and to allow for a reasonable time to allow for the correction of restrictions violations and non-conformities which may not have been previously enforced or disapproved.

; and

WHEREAS, by the virtue of the authority granted to the Board by the Declaration, the following has been accepted and approved: Attachment A: MIAMI LAKES CYPRESS VILLAS HOME OWNERS ASSOCIATION, INC., Revised Policies and Regulations 3.31.14

WHEREAS, the Board wishes to provide specific notice that it will, consistently and strictly enforce the Policies and Regulations stated herein

NOW THEREFORE, be it resolved as follows:

1. The attached provisions are herein incorporated in their entirety by reference.
2. By Virtue of the authority granted to it under the Fourth Amendment to the Declaration of Covenants and Restrictions the Association hereby ratifies and reaffirms the Revised Policies and Regulations 3.31.14.
3. The Revised Policies and Regulations 3.31.14 will be strictly enforced.
4. A Copy of the Resolution will be published for the benefit of each Lot Owner and Resident so as to properly notify all Lot Owners and Residents of this Resolution and the requirements herein.

The undersigned hereby certifies that the above is a true and correct copy of the Resolution approved by the Board of Directors at its meeting on March 31, 2014.

As adopted by the Board of Directors on March 31, 2014.

MIAMI LAKES CYPRESS VILLAS
HOMEOWNERS ASSOCIATION, INC.

By: 

Name: Joann Seiling

Title: President

Miami Lakes Cypress Villas Homeowners Association Inc.
Revised Policies and Regulations 3.31.14

1. RENTALS and NON-OWNER OCCUPIED PROPERTIES

All Owners or their designated representatives are to provide prospective tenants/residents with the Miami Lakes Cypress Villas Home Owners Association (MLCVHOA) Tenant Application. The prospective tenant(s)/residents will complete and submit the application and application fee to the Property Manager, prior to finalizing a formal lease/rental or verbal agreement. A national background check and credit check will be conducted by an independent third party engaged by the property manager. This process requires up to five business days to process following the receipt of the completed application and processing fee by the property manager. The property manager will advise the owner of findings that could impact the MLCVHOA community. Owners failing to require prospective residents to complete and submit the MLCVHOA Tenant Application prior to occupancy will be liable to the MLCVHOA for and a \$300.00 (three hundred dollar) fine fee and a \$100.00 (one hundred dollar) per day fine not to exceed \$700.00 (seven hundred dollars), for a total of \$1,000.00 per violation. Parents and children of the property owner are exempt from the application fee but are not exempt from completion and submission of the application prior to occupancy.

2. PARKING

"Reference the fourth Amendment to the Declaration of Restrictions to Miami Lakes Cypress Villas Section dated 3 December 2000. Part B section 28:

Commercial Trucks, trailers, campers and off road vehicles: In order to maintain the high standards of the subdivision with respect to residential appearance, NO commercial trucks or other commercial vehicles, vans, campers, recreational vehicles, motor homes, house trailers, boat trailers and trailers of every other description "as defined herein" whether operable or inoperable, shall **not** be permitted to be parked or to be stored at any place on any lot, common area or right of way within the subdivision. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles during the performance of commercial services. Marked and unmarked law enforcement "take home" vehicles may be permitted to be parked in driveways or parking spaces, at the discretion of the Architectural Control Committee."

Any vehicle parked outside the designated parking spaces for any property, i.e.: "double parked" in the designated and/or obstructing the right of way, and /or parked in violation of no parking signage may be towed, at the vehicle owner's expense, without prior warning. Any vehicles displaying expired license plates or failing to display a current license plate, parked within the MLCVHOA community limits, may be towed, at the owner's expense, without warning.

3. PARKING STICKERS

Up to three parking stickers will be issued to documented and verified occupants of Miami Lakes Cypress Villas (MLCV) upon providing proof of registration of these vehicles to the property manager. All vehicles on MLCV grounds must have current, valid registration and license plates for the state in which the vehicle is registered. Parking stickers will not be issued to the properties and their residents whose financial obligations and tenant information to the MLCVHOA are not current. As of 11/1/12 any vehicle not bearing a valid MLCV sticker and parked within the boundaries of the MLCV will be subject to towing and will be considered illegally parked.

Safety vehicles, ambulances, fire trucks and police vehicles must have unrestricted access to all units at all times.

4. STORAGE UNITS AND FENCES

Storage Sheds of any kind are not permitted without the written consent of the MLCV Board of Directors and the town of Miami Lakes.

5. TRASH & RECYCLING RECEPTICLES

Trash cans/carts and recycling carts should not be put out for pick up earlier than the night before and must be removed from the street the same day as pick up. Trash and recycling carts should be neatly parked either behind shrubbery or inside retaining walls.

6. TOYS & GRILLS

Toys and grill should not be left outside in a cluttered, unsightly or potentially hazardous manner. They may be neatly concealed inside the retaining walls.

7. LANDSCAPING

Landscaping maintenance includes annual trimming of palm trees, which is recommend to occur before the beginning of Hurricane season. The board will direct the property manager to solicit competitive bids from licensed, insured landscaping contractors to perform this work by or before 6/30 of each year. Each owner will be responsible for their own costs, payable in advance to the property manager. Neglected, dead or unsightly trees will be trimmed and/or removed at the direction of the MLCVHOA Board following written notification to the owner of such a need. The property owners will be charged accordingly for the actual work, plus an administrative fee of not less than \$100.00 (One Hundred dollars) will be assessed to the owner should MLCVHOA be required to take action.

The dividing islands and retaining walls are considered common elements to both units on either side of the element. Please coordinate with your neighbor before removing or installing plants, grass, sprinklers or decorative fixtures. Maintenance of this area is the responsibility of the owners of both units. Weed control and plant maintenance is expected. Written notice will be issued to properties whose plant areas are overgrown, unsightly or unkempt. The property owner will have 30 days to correct the situation. Should the owner decline to make corrections the Board will authorize the property manager to engage a contractor to make corrections and the owner will be charged accordingly. Owners of the end units at the street entry are responsible for the landscaping and maintenance of the parcel adjacent to their property.

8. AMINAL CONTROL

Please keep your animals under control observing the regulations pertaining to animals of Miami-Dade County and the Town of Miami Lakes. Please clean up and dispose your animals' feces promptly and safely. Do not leave any type of pet food or any other food products outside that could attract vermin.

9. PAYMENTS

MLCVHOA Annual fees will be billed in December of each year for the upcoming year. MLCVHOA fees are due January 1, with a grace period of 30 (thirty) days from the due date. All fees will be considered past due and subject to late fees if not received by January 31, 2013. Effective April 1, 2014 late fees of \$25.00 (twenty-five dollars) per month will be assessed for every month the fees are not paid in a timely fashion. After 90 days the account is past due a \$300 administrative collection fee will be assessed and the account will be turned over to the Association's Attorney for further collections where all fees incurred will be the responsibility of the unit owner.